

P R O P O S E D R E S I D E N T I A L D E V E L O P M E N T

Glyntown, Glanmire, Cork



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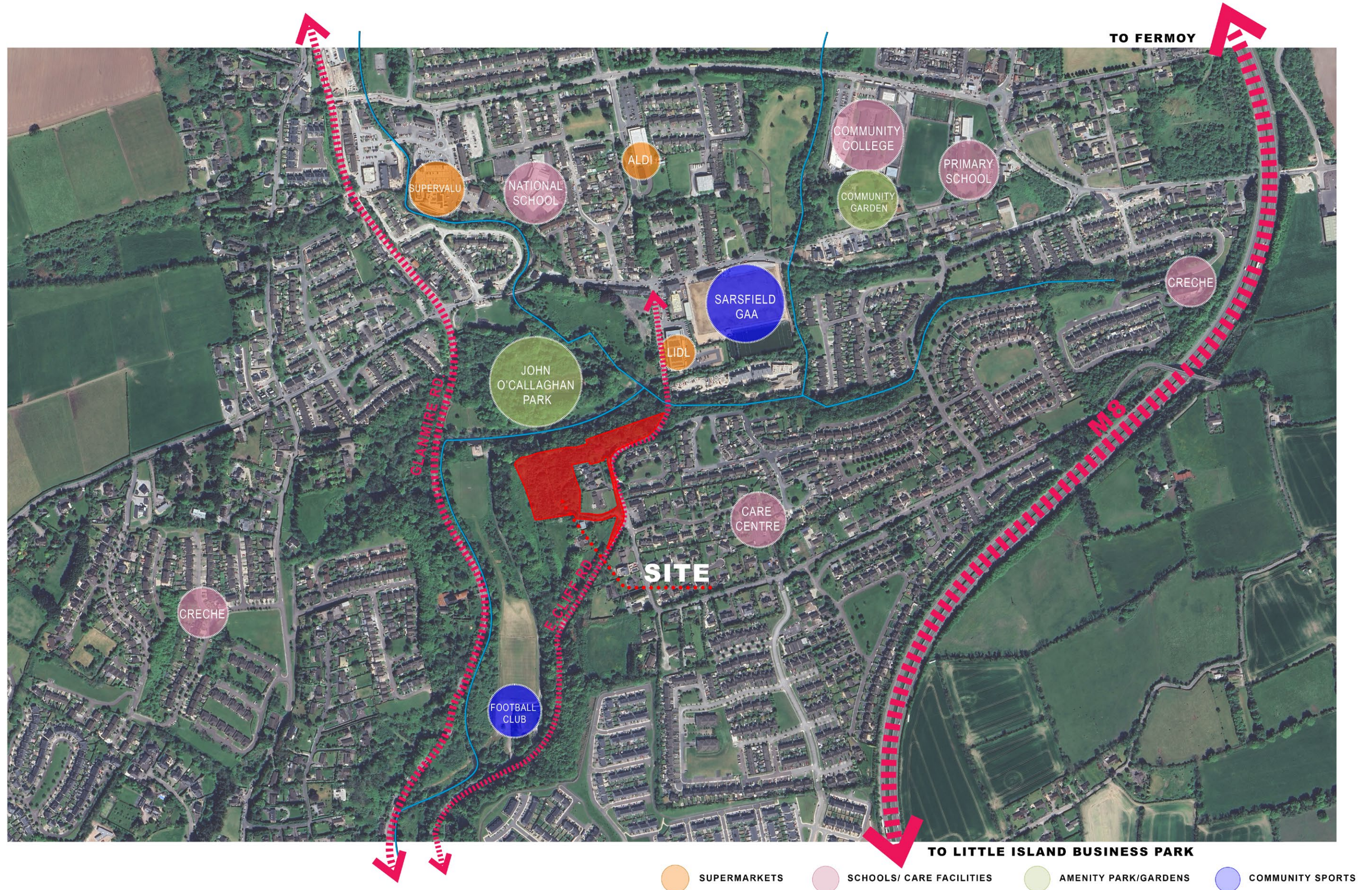
01 SITE LOCATION

GLYNTOWN, GLANMIRE, CORK



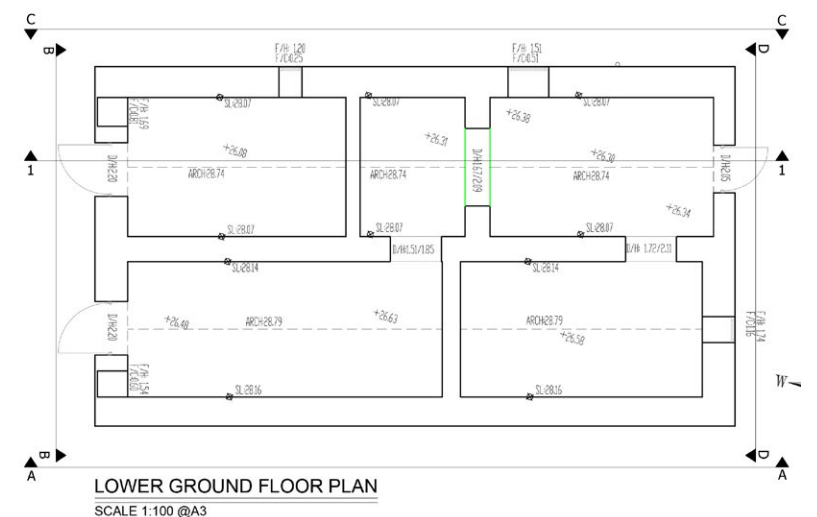
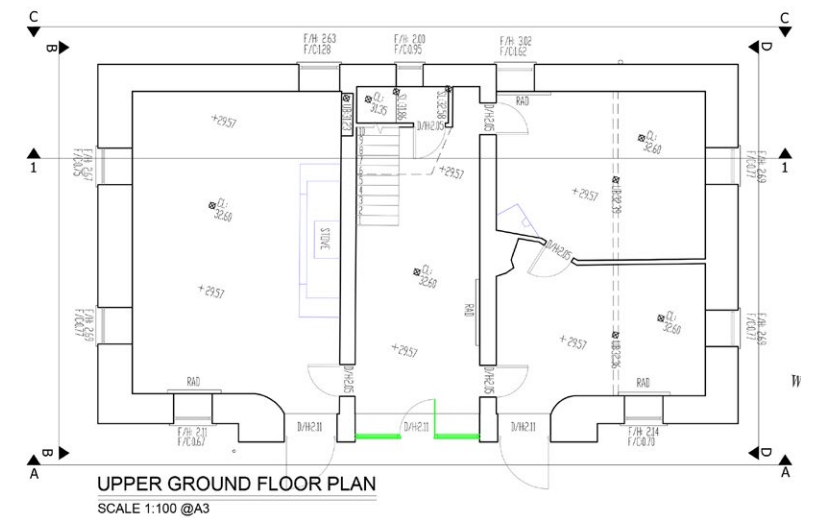
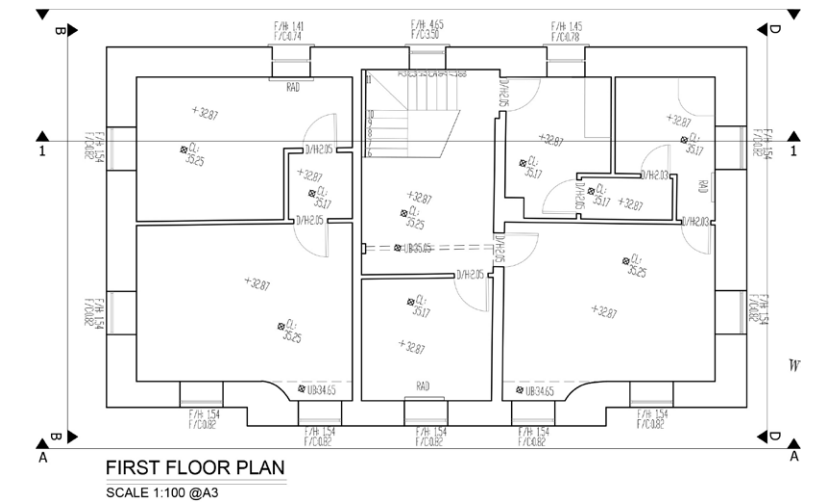
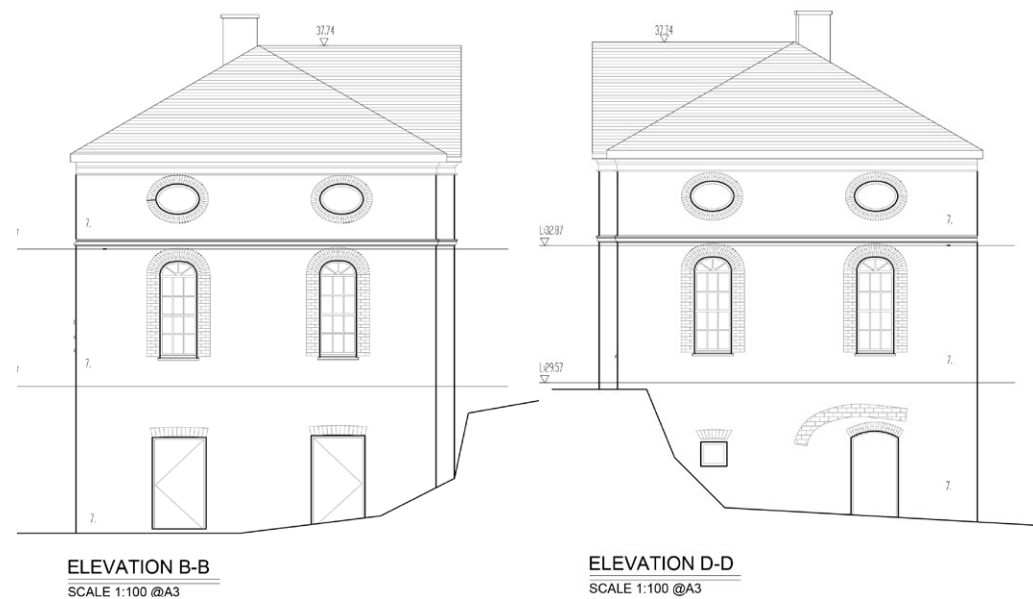
02 SITE CONTEXT

GLYNTOWN, GLANMIRE, CORK



03 EXISTING COACH HOUSE

EXISTING COACH HOUSE



04 PROPOSED SITE LAYOUT

GLYNTOWN, GLANMIRE, CORK

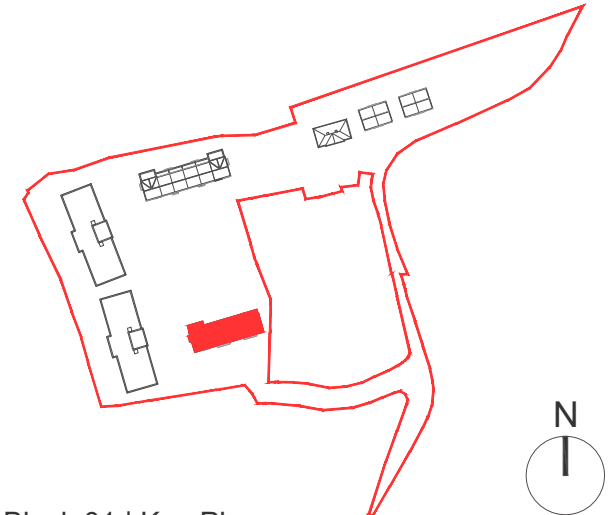


04 PROPOSED DESIGN

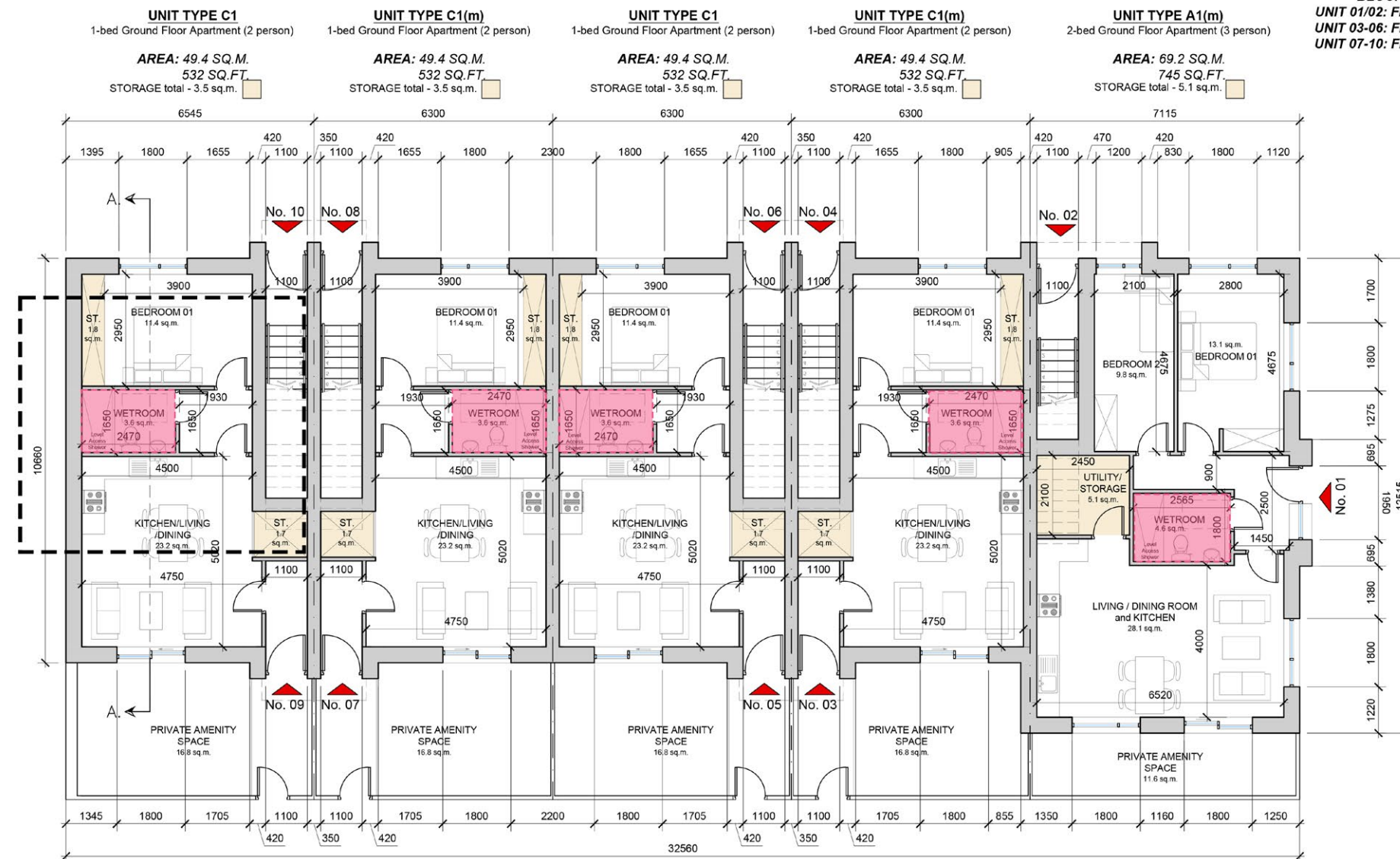
APARTMENT GROUND FLOOR PLAN (typical wetroom arrangement)- 4.1



BLOCK 01
UNIT 01/02: FFL + 28.60
UNIT 03-06: FFL + 29.05
UNIT 07-10: FFL + 29.50

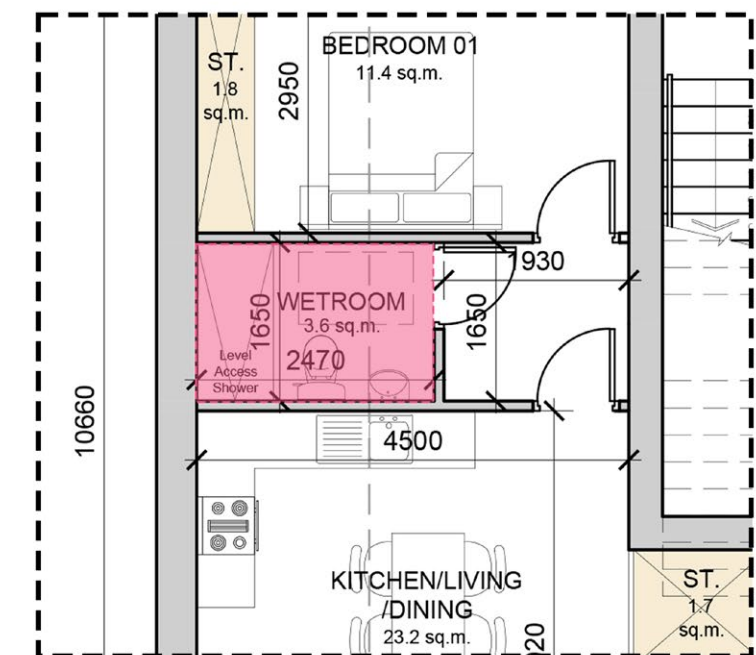


Block 01 | Key Plan



Block 01 | Ground Floor Plan
SCALE 1:100 @ A2

STORAGE
WETROOM

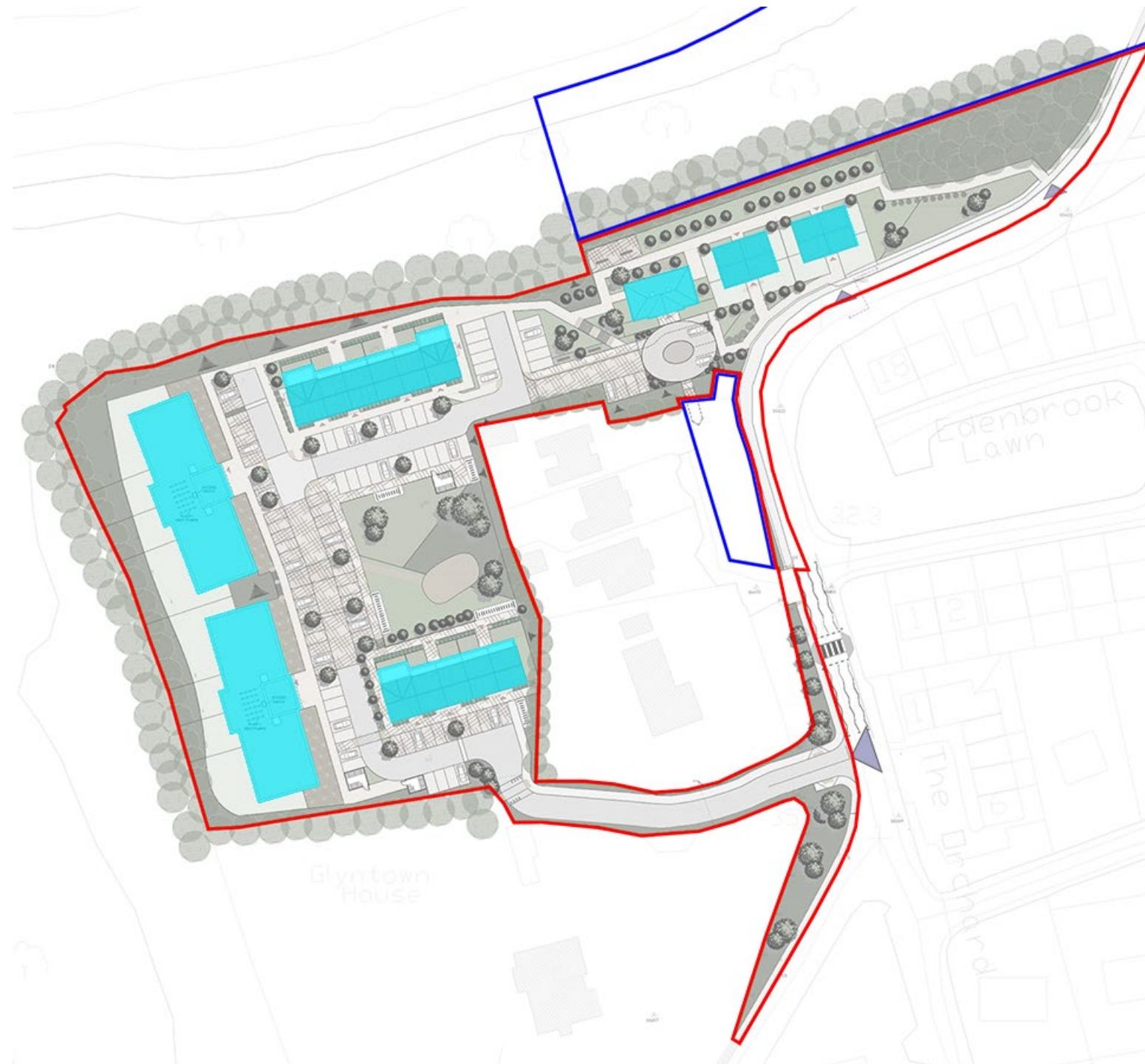


WETROOM PLAN

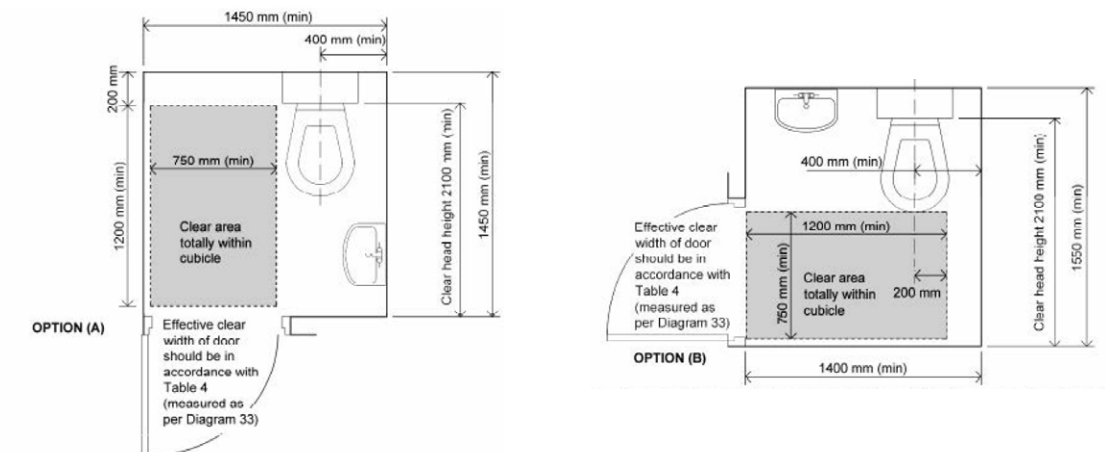
04 PROPOSED DESIGN

UNITS DESIGNED WITH ACCESSIBLE WC AT ENTRY LEVEL- 4.2

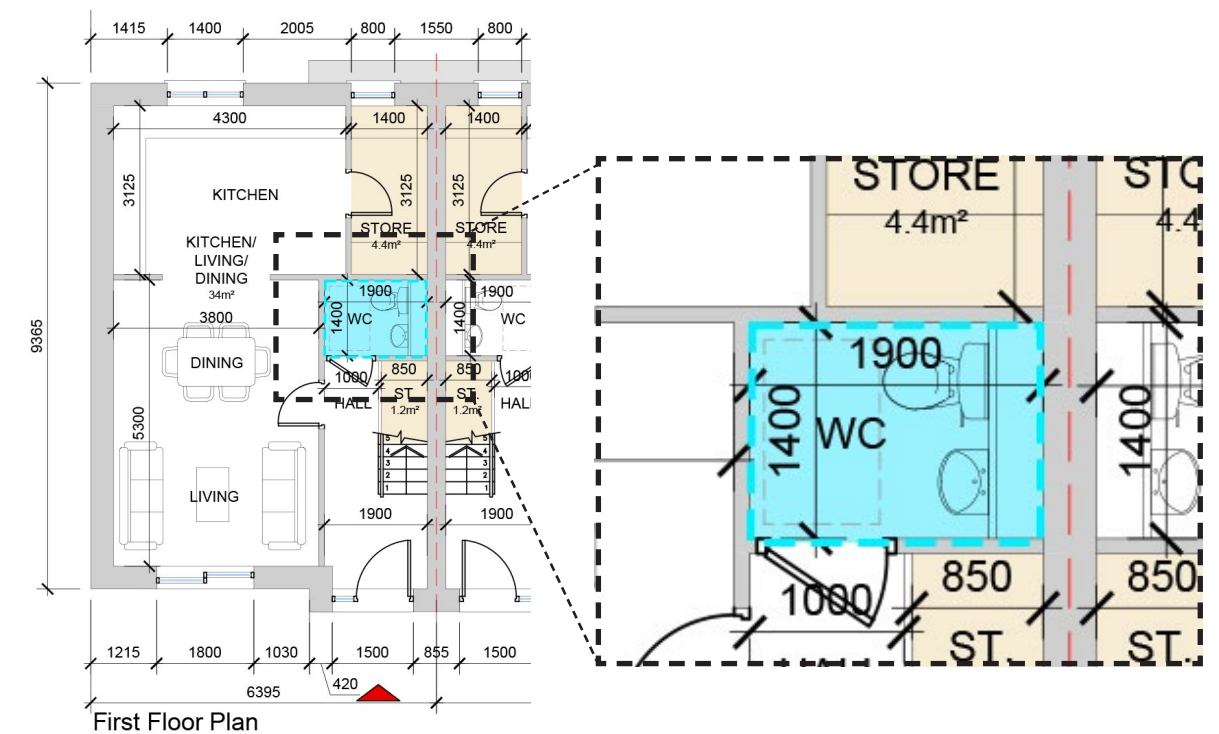
All 80 units (100%) within the scheme have an Accessible WC provided at entry level or, where there is no habitable room at this level, in the storey containing the main living room, to cater for visitors with mobility issues.



LOCATION OF UNITS WITH AN ACCESSIBLE WC AT ENTRY LEVEL OR IN THE STOREY CONTAINING THE MAIN LIVING ROOM



EXCERPT FROM BUILDING REGULATIONS TECHNICAL GUIDANCE DOCUMENT M (2022) - ACCESS AND USE

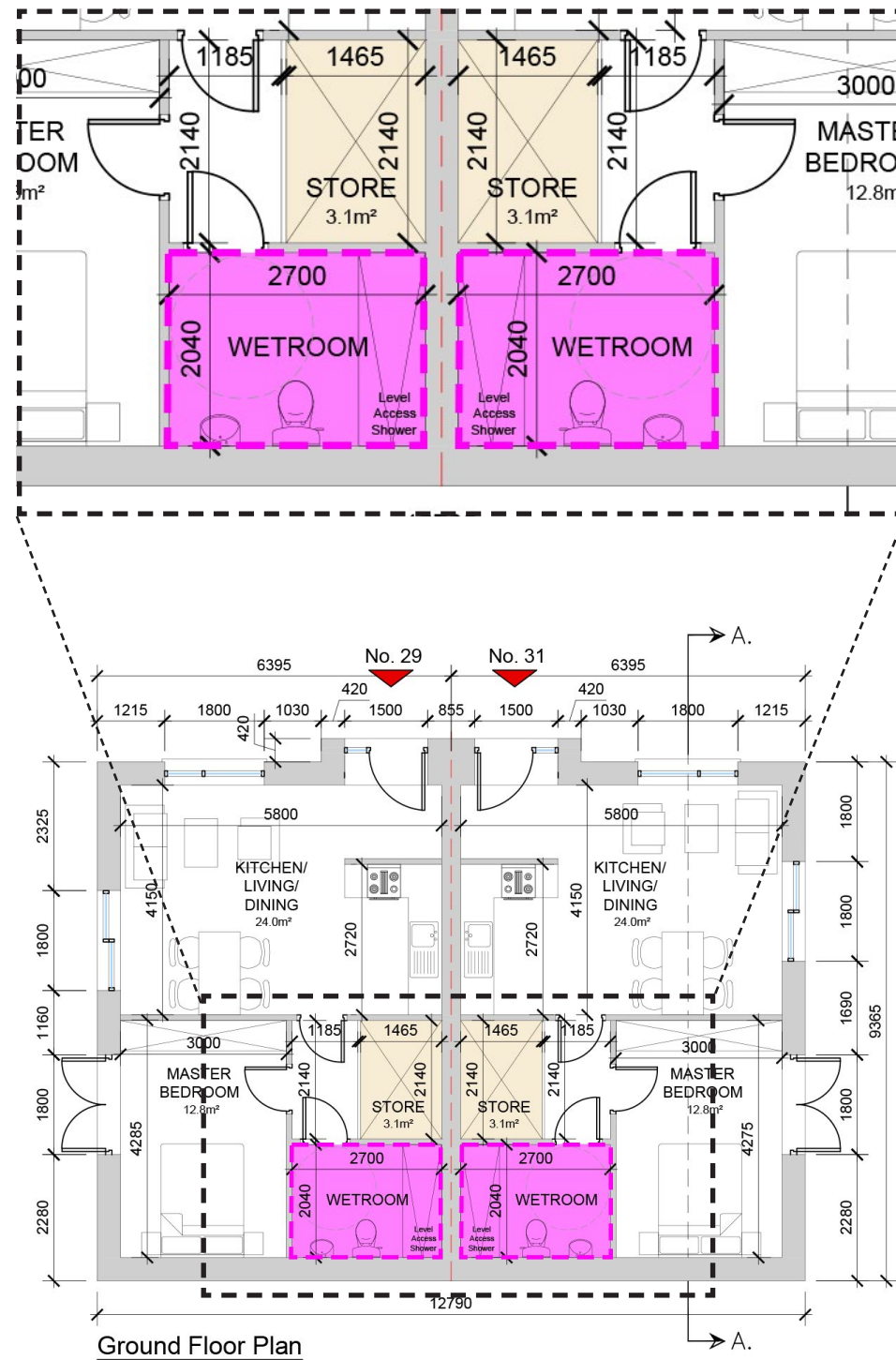


EXAMPLE OF UNITS WITH AN ACCESSIBLE WC AT ENTRY LEVEL

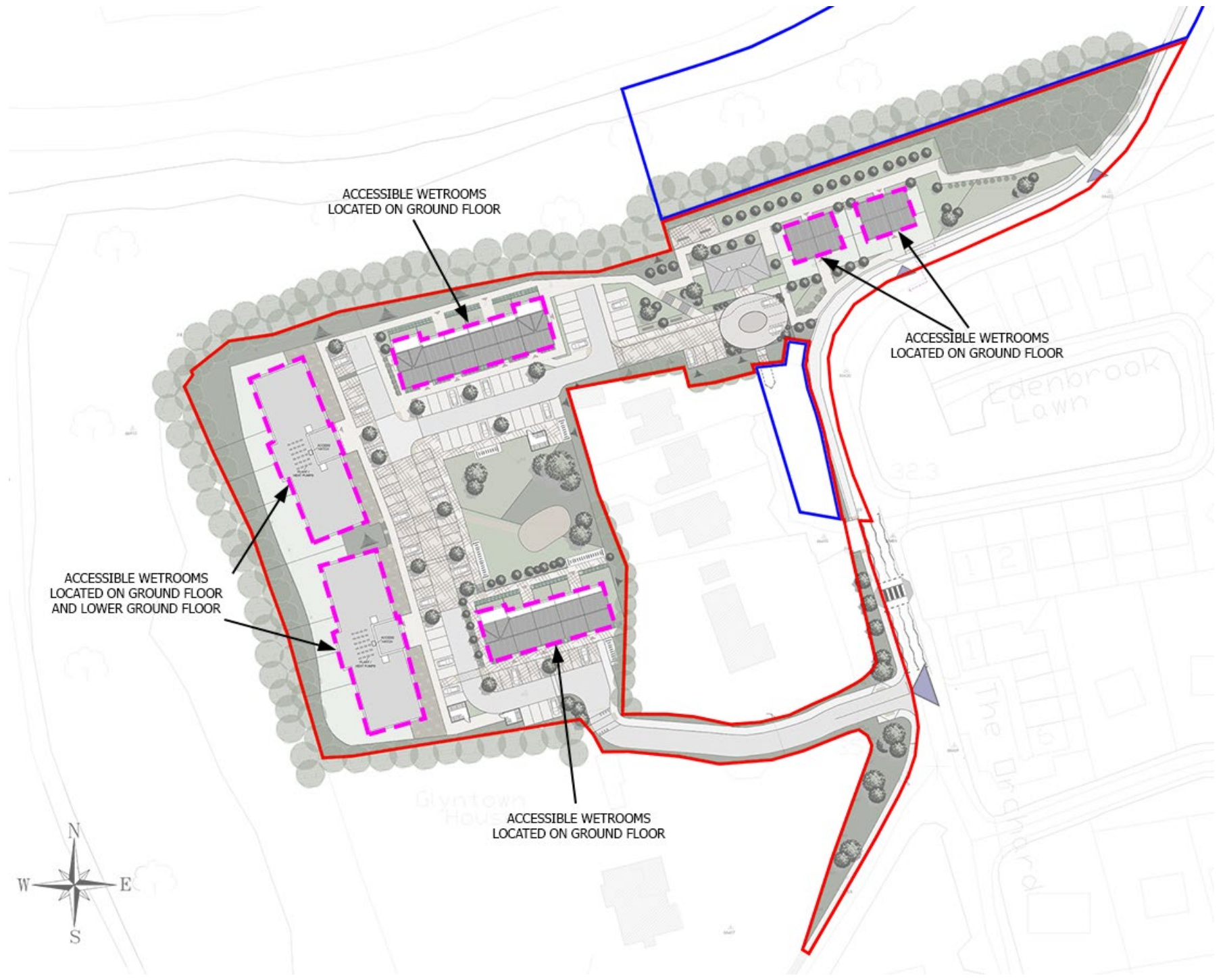
04 PROPOSED DESIGN

UNITS DESIGNED WITH ACCESSIBLE WETROOM- 4.3

39 no. units (49%) within the scheme have an Accessible Wetroom located on the Ground Floor or Lower Ground Floor, adjacent to the main bedroom where possible, to cater for people with mobility issues.



EXAMPLE OF UNITS WITH AN ACCESSIBLE WETROOM ON THE GROUND FLOOR

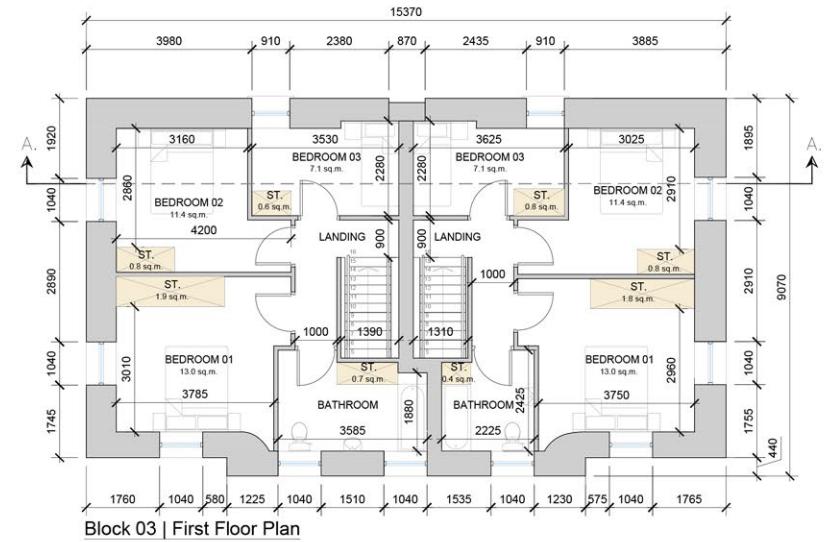


LOCATION OF UNITS WITH AN ACCESSIBLE WETROOM ON THE GROUND OR LOWER GROUND FLOOR

04 PROPOSED DESIGN

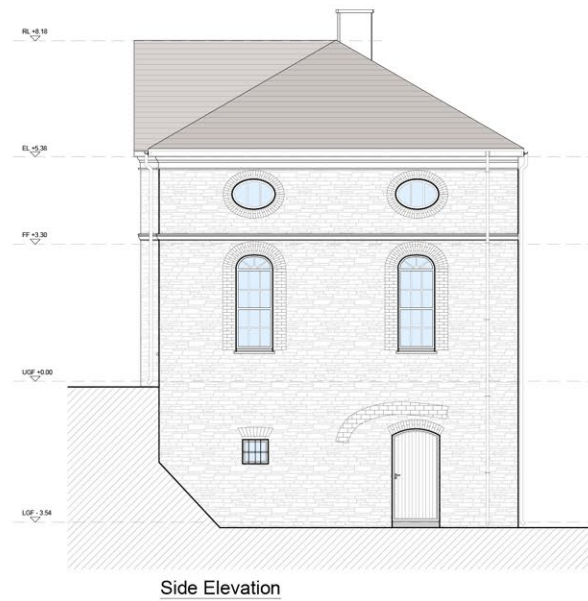
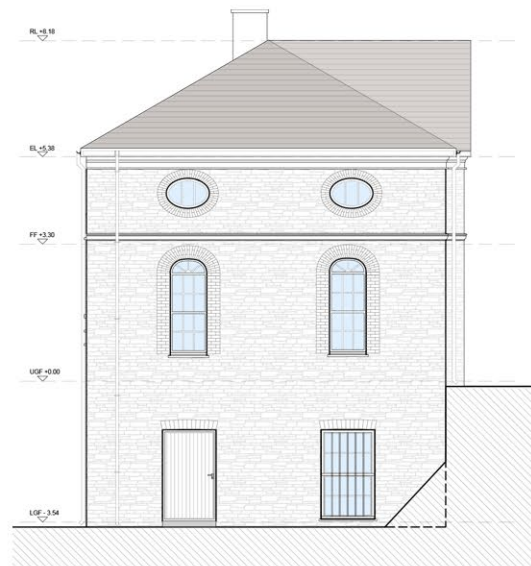
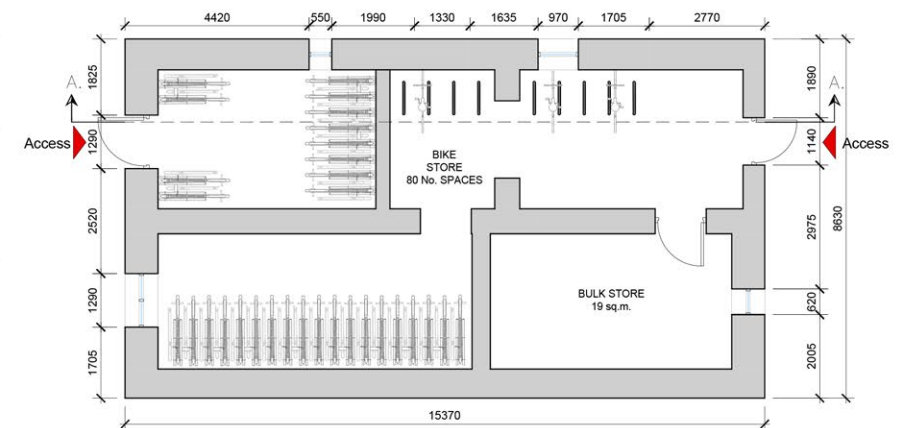
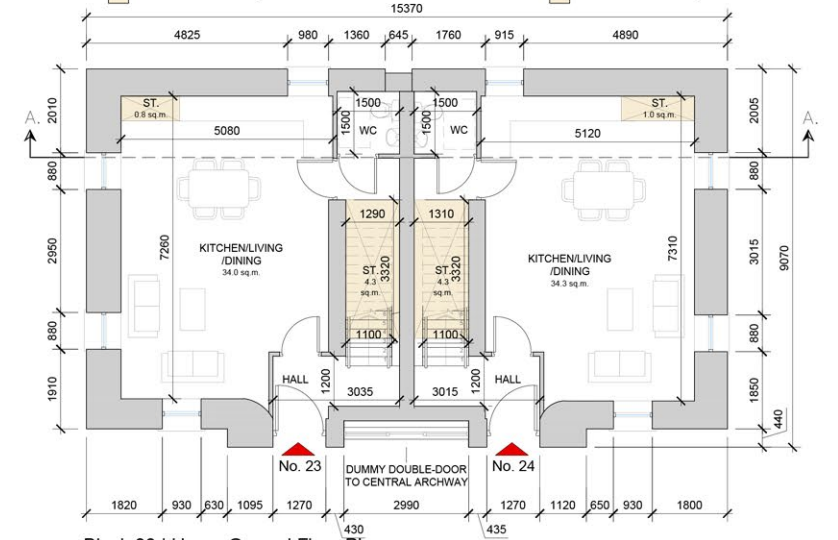
EXISTING COACH RETENTION/RESTORATION- 4.4

NOTE
IN LINE WITH SECTION 3.39 OF THE 2023
APARTMENT GUIDELINES, FOR BUILDING
REFURBISHMENT SCHEMES ON SITES OF
ANY SIZE, THE PRIVATE AMENITY SPACE
REQUIREMENTS MAY BE RELAXED IN
PART OR WHOLE, SUBJECT TO OVERALL
DESIGN QUALITY.



UNIT TYPE H1
3-bed Duplex Apartment (5 person)
AREA: 102.2 SQ.M.
1100 SQ.FT.
STORAGE total - 9.1 sq.m.

UNIT TYPE H1 (m)
3-bed Duplex Apartment (5 person)
AREA: 99.8 SQ.M.
1074 SQ.FT.
STORAGE total - 9.1 sq.m.



BLOCK 03
UNIT 23/24: FFL + 29.00
BIKE STORE: FFL + 25.80

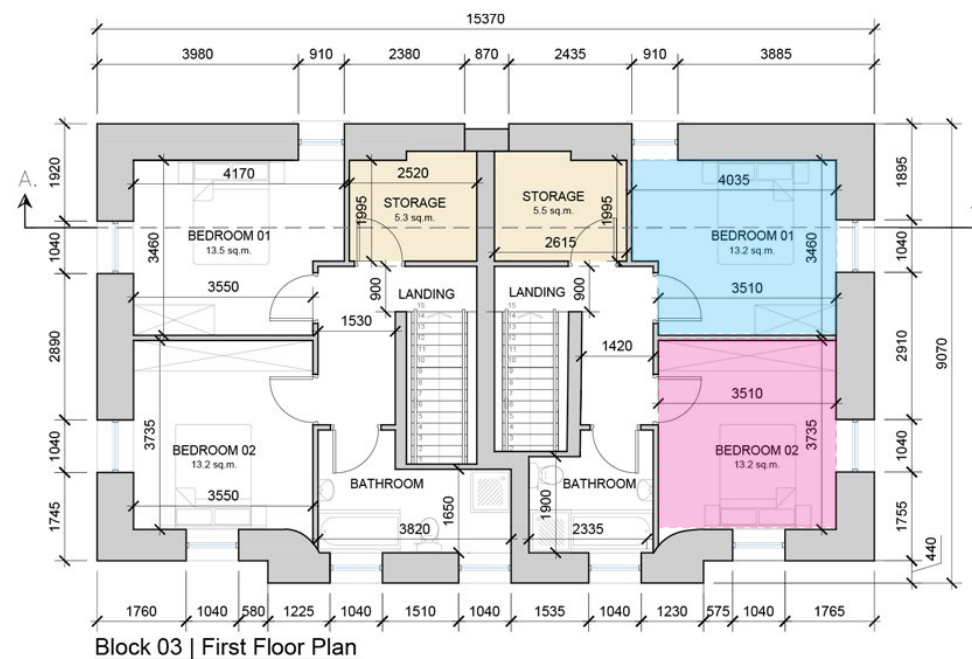
04 PROPOSED DESIGN

EXISTING COACH RETENTION/RESTORATION- 4.4

The Coach House internal layout has been redesigned in order to accommodate a third bedroom due to the size of the existing Coach House.

Due to the nature of a building refurbishment, in the 'Sustainable Urban Housing: Design Standards for New Apartments' (2023), suggests that the private amenity space standards can be partially or wholly relaxed for building refurbishment schemes.

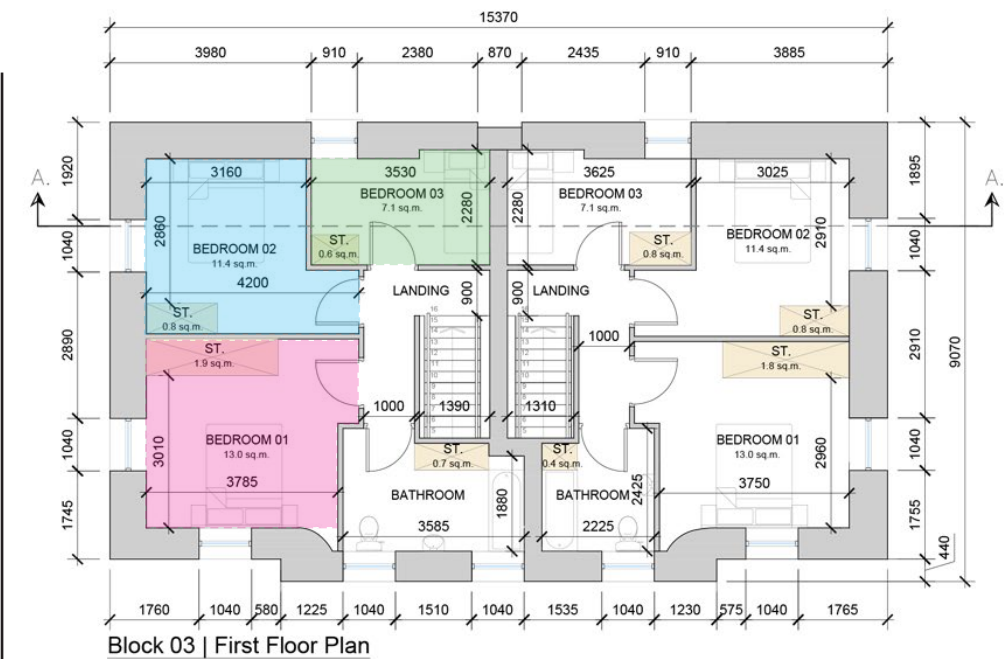
PREVIOUSLY PROPOSED COACH HOUSE 2 BED LAYOUT



UNIT TYPE H1
2-bed Duplex Apartment (4 person)

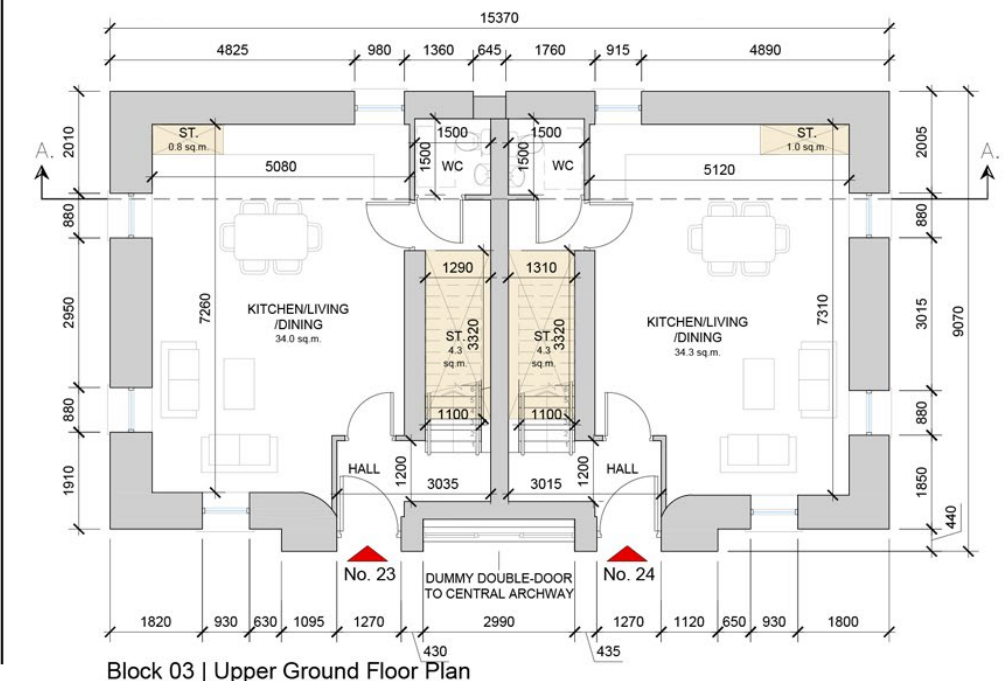
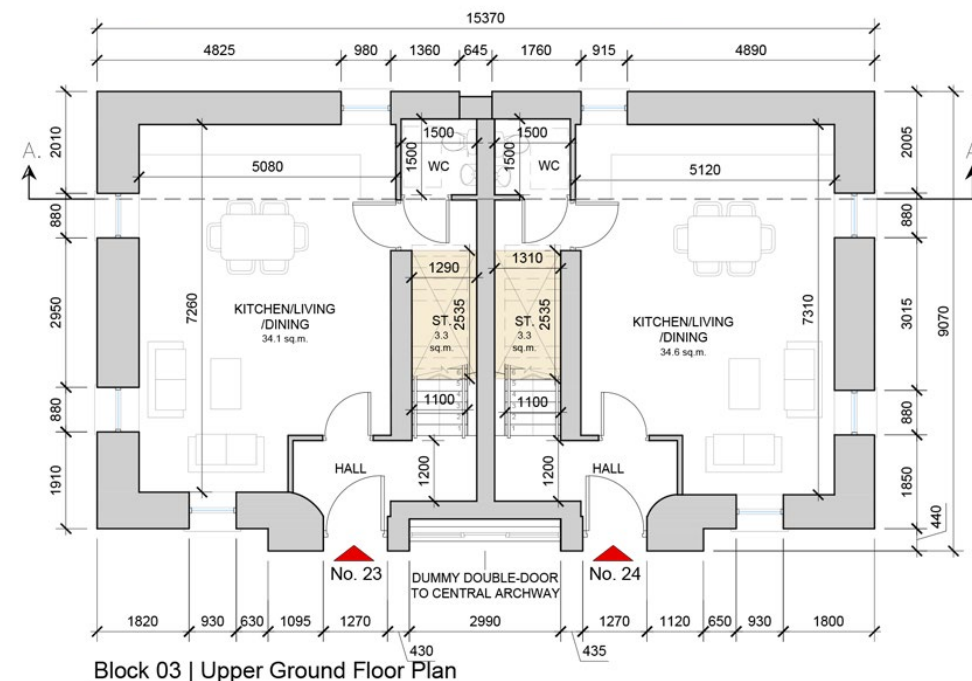
UNIT TYPE H1 (m)
2-bed Duplex Apartment (4 person)

PROPOSED COACH HOUSE 3 BED LAYOUT



UNIT TYPE H1
3-bed Duplex Apartment (5 person)

UNIT TYPE H1 (m)
3-bed Duplex Apartment (5 person)



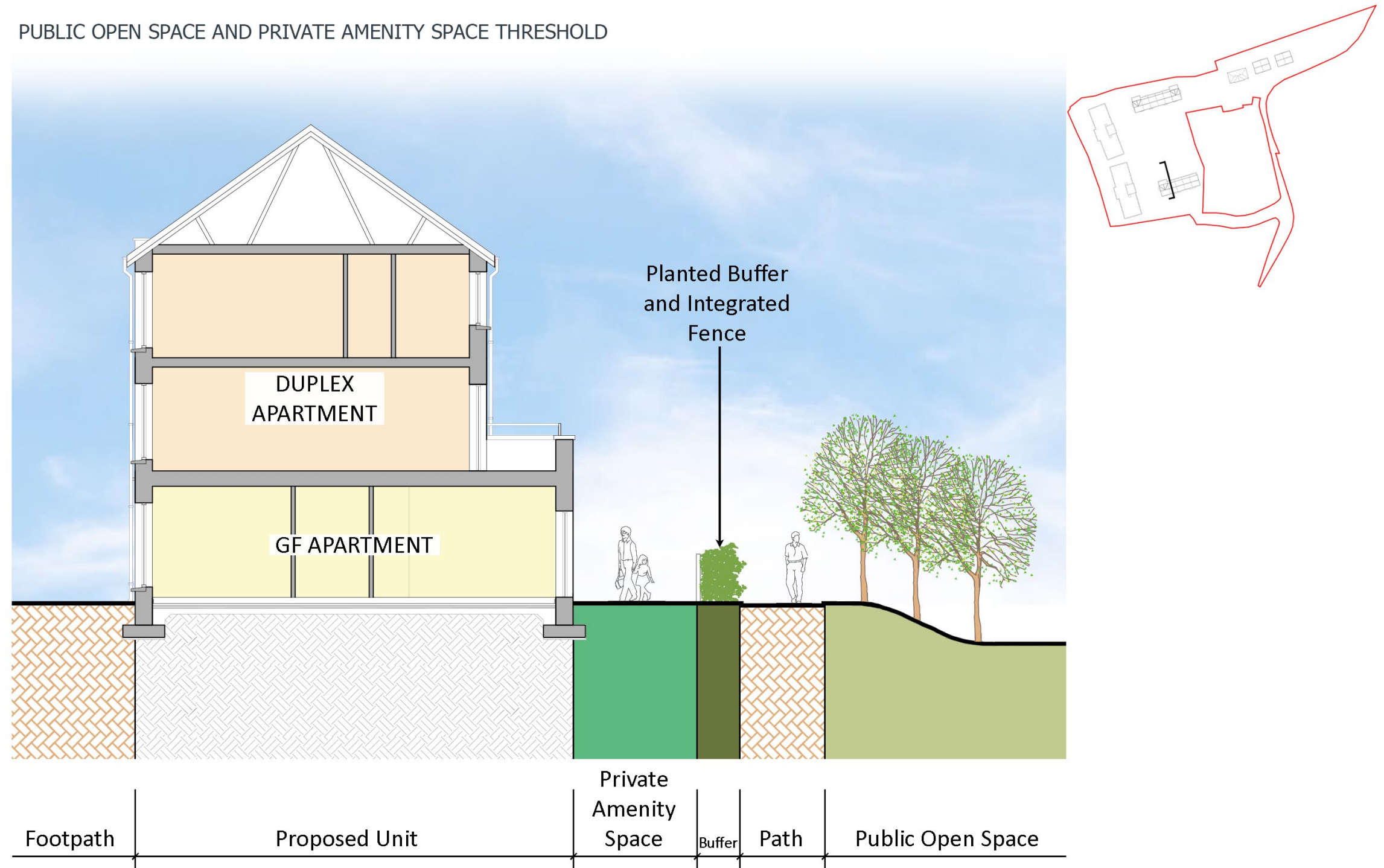
3.39 Private amenity space standards for apartments are set out in Appendix 1. For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, private amenity space requirements may be relaxed in part or whole, on a case-by-case basis, subject to overall design quality.

EXTRACT FROM THE 'SUSTAINABLE URBAN HOUSING: DESIGN STANDARDS FOR NEW APARTMENTS' (2023) GUIDELINES

04 PROPOSED DESIGN

PRIVATE AMENITY SPACE THRESHOLD- 4.5

PUBLIC OPEN SPACE AND PRIVATE AMENITY SPACE THRESHOLD



In line with sections 3.41 and 3.42 of the 2023 'Sustainable Urban Housing: Design Standards for New Apartments' guidelines, where the private amenity space for ground floor apartments adjoins a public open space, a privacy strip / planted buffer has been incorporated. With regards to Block 01, the public open space is also located at a lower level than the GF apartments private amenity space (indicated in the section above) to provide further privacy while maintaining passive surveillance of the public open space.

04 PROPOSED SITE LAYOUT

3D RENDERS- 4.6



BLOCK 01 - FRONT 3D RENDER



BLOCK 05 - FRONT 3D RENDER



BLOCK 04 - FRONT 3D RENDER

04 PROPOSED SITE LAYOUT

3D RENDERS- 4.6



BLOCK 02 - FRONT 3D RENDER

BLOCK 02 - REAR 3D RENDER



04 PROPOSED DESIGN

VISUAL IMPACT- 4.7



VIEW 1 - Existing



VIEW 2 - Existing



VIEW 3 - Existing



VIEW 1 - Proposed (location of development - not visible: red area)



VIEW 2 - Proposed (location of development - not visible: red area)

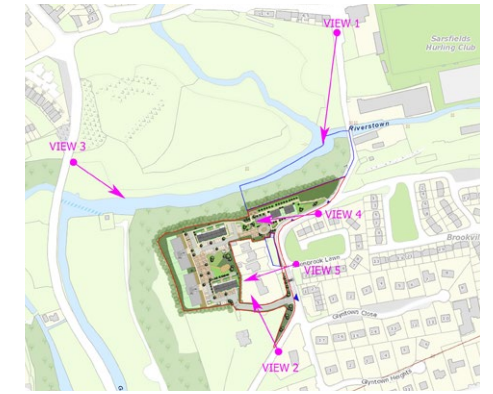


VIEW 3 - Proposed (location of development - not visible: red area)



04 PROPOSED DESIGN

VISUAL IMPACT- 4.7



VIEW 4 - Existing



VIEW 5 - Existing



VIEW 4 - Proposed



VIEW 5 - Proposed (location of development - not visible: red area)

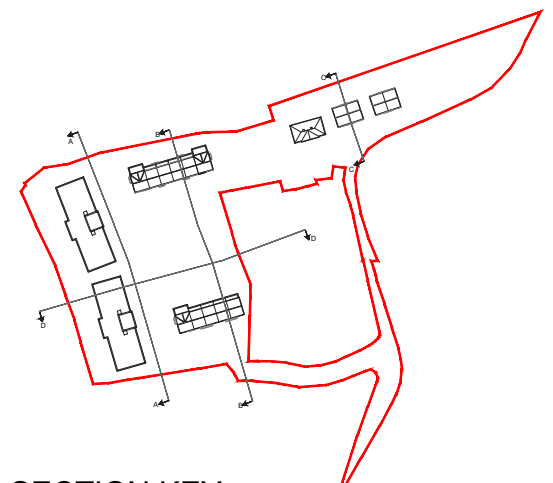


04 PROPOSED DESIGN

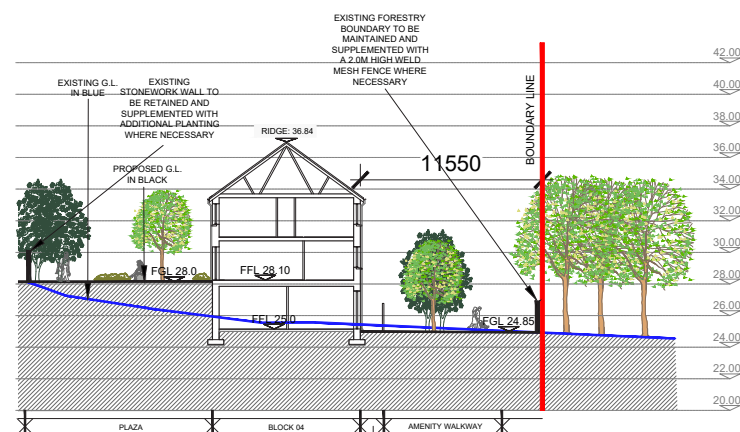
SITE SECTIONS- 4.8



SECTION A-A



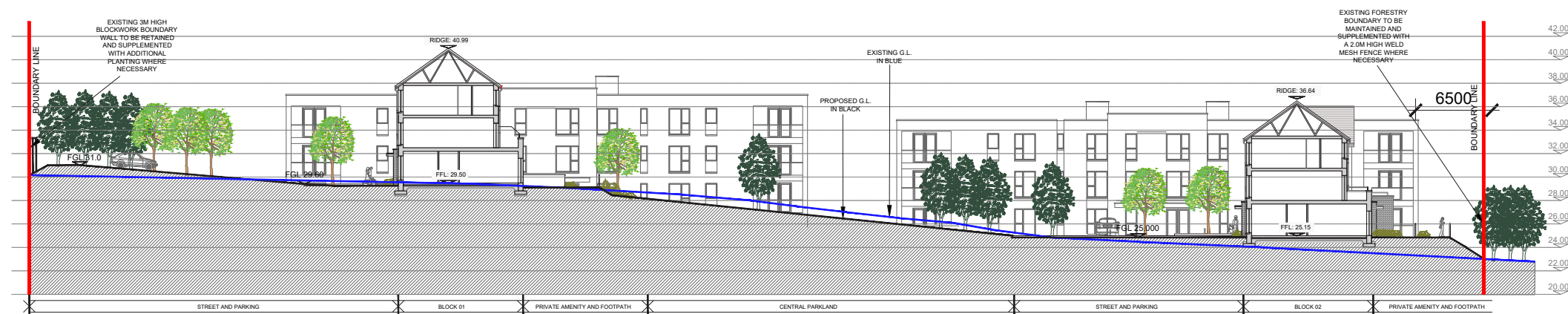
SECTION KEY



SECTION C-C



SECTION D-D



SECTION B-B

04 PROPOSED DESIGN

MATERIALITY- 4.9



04 PROPOSED DESIGN

PROPOSED SITE PLAN- 4.10



LEGEND

— SITE BOUNDARY

— LAND WITHIN APPLICANTS OWNERSHIP

NOTE: (M) DENOTES MIRRORED HOUSE TYPE

SCHEDULE OF ACCOMODATION			
Unit Type	No.	Beds	Unit Area
A1/A1(m)	3	2 (3P)	69.2 SQ.M. (745 SQ.FT.)
B1/B1(m)	3	3 (5P)	101.0 SQ.M. (1087 SQ.FT.)
C1/C1(m)	8	1 (2P)	49.4 SQ.M. (532 SQ.FT.)
D1/D1(m)	8	2 (4P)	87.9 SQ.M. (946 SQ.FT.)
E1/E1(m)	4	1 (2P)	49.4 SQ.M. (532 SQ.FT.)
F1/F1(m)	3	3 (5P)	99.6 SQ.M. (1072 SQ.FT.)
F2	1	3 (5P)	99.6 SQ.M. (1072 SQ.FT.)
H1/H1(m)	2	2 (4P)	102.97-100.2 SQ.M. (1108-1078 SQ.FT.)
APT. BLOCK 01 & 02	48 Units	16no. 1 beds, 16no. 2 beds, & 16no. 3 beds	48.9 SQ.M. 1 beds, 77.9 SQ.M. 2 beds & 95.4 SQ.M. 3 beds
TOTAL NUMBER OF UNITS: 80			
SITE AREA: 1.69 Ha / 4.18 Acres			
OPEN SPACE: 13.5% (2280 SQ.M)			
SITE DENSITY: 47.3 UNITS / HECTARE (80/1.69)			